Karen Johnson Davidson County
Batch# 1345492 DEEDWARR
11/13/2025 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $886.12
20251113-0090274

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
295 W WASHINTON ST., SUITE 115
TEMPE, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
295 W WASHINGTON ST., SUITE 115
TEMPE, AZ 85281

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 596283

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 064-12-0A-904-00

WARRANTY DEED

This Deed executed this 10 day of November 2025, for good consideration of **Two Hundred Thirty-Nine Thousand Four Hundred Ninety-One and 33/100 Dollars ($239,491.33)**, I (We) **JESSICA RENIA CHANDLER, UNMARRIED** whose mailing address is 2132 N CLINTON ST, SAGINAW, MI 48602, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 295 W WASHINGTON ST., SUITE 115, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Unit No. 904, on the Plan of Section 2, Fox Run Condominiums, as established by the Master Deed of record in Book 5513, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, and as shown on the plan of record in Book 5200, Page 148, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Renia Chandler, unmarried by Warranty Deed from Betty Owen McClellan, unmarried of record in Instrument No. 20210726-0100033 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 26, 2021.

APN: 064-12-0A-904-00
Property Address: 904 OLD FOUNTAIN PLACE, HERMITAGE, TN 37076
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 10th day of November, 20 25.

JESSICA RENIA CHANDLER

STATE OF Texas)
) SS.
COUNTY OF Kerr)

On this 10th day of November, 20 25, before me personally appeared **JESSICA RENIA CHANDLER** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 10/08/2026

NOTARY PUBLIC STATE OF TEXAS

Camron Cook

ID NUMBER
12998668-4
COMMISSION EXPIRES
October 8, 2026

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ **239,491.33** .

AFFIANT

Subscribed and sworn to before me, this 10 day of November, 2025.

NOTARY PUBLIC
My Commission Expires:

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/10/2025 (date of document).

Affiant Signature

11/10/2025

Date

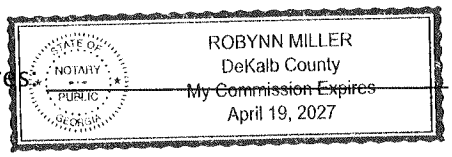
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 10 day of November, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)